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## ADVISORY BOARD MINUTES

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### CITY DEVELOPMENT DEPARTMENT

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Wednesday, July 17, 2013, 1:30 P.M.  
3<sup>rd</sup> Floor, Conference Rooms No. 1 and 2,  
El Paso Water Utilities, 1154 Hawkins Blvd.

**Members Present: 7**

*Chairman Charles Wakeem, Joseph Nester, James Tolbert, Richard Teschner, Lois Balin, James Graham, Katrina Martich*

**Members Absent: 2**

*Maria Teran, Bill Addington*

**Vacancies: 0**

**Planning Staff:**

*Elizabeth Gibson, Lead Planner, David Coronado, City Development Program Manager.*

**Others Present:**

*Karla Nieman, Assistant City Attorney; Marci Tuck, Parks and Recreation; Tracy Novak, Parks and Recreation; Lupe Cuellar, EPWU-PSB; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; George Pinal, Engineering; Yesenia Castro, Engineering; Trish Tanner, Jobe; Dr. Richard Bonart, public; Sherry Bonart, public; Françoise Feliberti, public.*

**1. Meeting Called to Order**

*Chair Wakeem called the meeting to order at 1:36 pm*

**2. Call to the Public** (items not listed on the agenda)

*None.*

**3. Discussion and Action**

- a. Approval of Minutes: June 5, 2013.

**CORRECTION**

Per Chairman Wakeem, revise page four, comments under agenda item 10., insert "**and the Upper Valley**" after the words "Mission Valley".

**ACTION:**

*Motion made by Dr. Teschner, seconded by Mr. Nester and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JUNE 5, 2013 AS CORRECTED.***

b. Changes to the Agenda.

Following the discussion on Item 3.c, Ms. Gibson asked that the agenda be reorganized as follows:

Item 4, Item 6, Item 7, Item 5, Item 8, and Item 9.

**ACTION:**

*Motion made by Mr. Graham, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE THE CHANGES TO THE AGENDA.***

c. Revision to 2013 meeting schedule, including time, date and location of meetings.

**NEW OSAB MEETING LOCATION**

Beginning with the August 14<sup>th</sup> meeting, OSAB will hold its meetings at City Hall, 300 N Campbell, in the large conference room located on the second floor. Free parking is provided two blocks east of City Hall on Mills St.

**NEW OSAB MEETING TIME**

Beginning with the August 14<sup>th</sup> meeting, OSAB will meet at 3:00 P.M.

**4. Discussion and Action:** Review and comment on the zoning application indicated below:

**PZRZ13-00023:**

LOCATION: North of Transmountain Road and East of Desert Boulevard.

LEGAL DESCRIPTION: Parcel 1: Portion of Clara A. Mundy Survey 248, City of El Paso, El Paso County, Texas; Parcel 2: Clara A. Mundy Survey 250, City of El Paso, El Paso County, Texas; Parcel 3: Laura E. Mundy Survey 232, City of El Paso, El Paso County, Texas; Parcel 4: Laura E. Mundy Survey 235, City of El Paso, El Paso County, Texas; Parcel 5: Tract 2, Laura E. Mundy Survey 234, Abstract 1007, City of El Paso, El Paso County, Texas; Parcel 6: Tract 3, Nellie D. Mundy Survey, Survey 245, Abstract 10038; Parcel 7: Section 10, Block 82, Township 1, Texas and Pacific Survey, City of El Paso, El Paso County, Texas; Parcel 10: Section 5, Block 82, Township 1, Texas and Pacific Survey, City of El Paso, El Paso County, Texas, Parcel 10; Section 5, Block 82, Township 1, Texas and Pacific Survey, City of El Paso, El Paso County, Texas.

EXISTING LOCATION: Vacant

REQUEST: Parcel 1: From M-1/SC (Light Manufacturing/Special Contract to URD (Urban Reserve District); Parcel 2-7: From R-3 (Residential) to URD (Urban Reserve District); Parcel 8: From PM-D (Planned Mountain Development) to URD (Urban Reserve District); Parcel 9-10: From R-3 (Residential) to URD (Urban Reserve District).

PROPOSED USE: Urban Reserve

PROPERTY OWNER: The City of El Paso

REPRESENTATIVE: EPWU-PSB/The City of El Paso

DISTRICTS: 1

STAFF CONTACT: Art Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Mr. Rubio gave a PowerPoint presentation and responded to comments and/or questions from the Board.

Ms. Gibson reminded the Board that this rezoning case is a result of a past Board action to recommend that Council initiate the rezoning process for the subject property from its current zoning to the Urban Reserve District.

#### **COMMENT**

Chairman Wakeem noted that the rezoning request is in compliance with the Open Space Master Plan, which is under the purview of the OSAB.

Dr. Teschner requested that Mr. Rubio read the definition of “URD” into the record.

Mr. Rubio read the following into the record:

*“The purpose of the URD “Urban Reserve District” is to preserve and protect natural features of the mountain, hillside, arroyo, and desert flatland areas within the city and to promote conservation and restoration of these areas within and adjacent to urban and suburban development whether upon application of a private owner or for public land.”*

#### **ACTION:**

*Motion made by Ms. Martich, seconded by Mr. Nester AND UNANIMOUSLY CARRIED TO RECOMMEND TO CITY COUNCIL THAT THE REZONING REQUEST TO REZONE THE SUBJECT PROPERTY FROM ITS CURRENT ZONING TO THE URD (URBAN RESERVE DISTRICT) DISTRICT BE APPROVED.*

5. **Discussion and Action:** Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions); Chapter 20.06 (Zoning Districts and Map), Section 20.06.020 (Purpose of Districts); Chapter 20.10 (Supplemental User Regulations), Section 20.10.385 (Natural Open Space); and Appendix A (Table of Permissible Uses) of the El Paso City Code to revise the definition of Natural Open Space and to add definitions and revise uses permitted with the Natural Open Space Zoning District. The penalty is as provided for in Chapter 20.04 of the El Paso City Code. Contact: Elizabeth Gibson, [gibsonek@elpasotexas.gov](mailto:gibsonek@elpasotexas.gov)

Chairman Wakeem asked Staff why “horseback riding” was removed as a passive recreational use. He noted that “horseback riding” is included in the ordinance as it exists now.

Ms. Gibson indicated that “horseback riding” would be added to the list of passive recreational uses in the draft ordinance.

Ms. Tuck stated that she had several comments, questions and changes regarding the proposed ordinance.

Ms. Gibson suggested that the Board postpone further discussion and action on this item until the following OSAB meeting to provide staff additional time to make adjustments to the ordinance draft.

Chairman Wakeem requested Staff provide the Board the amendments to the ordinance language two weeks in advance of the August 14<sup>th</sup> meeting so that the Board would be well-prepared to discuss the matter at the next OSAB meeting.

**ACTION:**

*Motion made by Dr. Teschner, seconded by Mr. Nester AND UNANIMOUSLY CARRIED TO POSTPONE TO THE AUGUST 14<sup>TH</sup> OSAB MEETING DISCUSSION AND ACTION ON AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (DEFINITIONS); CHAPTER 20.06 (ZONING DISTRICTS AND MAP), SECTION 20.06.020 (PURPOSE OF DISTRICTS); CHAPTER 20.10 (SUPPLEMENTAL USER REGULATIONS), SECTION 20.10.385 (NATURAL OPEN SPACE); AND APPENDIX A (TABLE OF PERMISSIBLE USES) OF THE EL PASO CITY CODE TO REVISE THE DEFINITION OF NATURAL OPEN SPACE AND TO ADD DEFINITIONS AND REVISE USES PERMITTED WITH THE NATURAL OPEN SPACE ZONING DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.04 OF THE EL PASO CITY CODE.*

6. **Discussion and Action:** Discussion and action on Trailhead Priorities as related to the 2012 Quality of Life Bond fund allocations. Contact: Marci Tuck, [tuckmj@elpasotexas.gov](mailto:tuckmj@elpasotexas.gov)

Prior to the presentation, Chairman Wakeem clarified that the Quality of Life Bond fund allocations have set aside \$2 million for Trailheads, \$6 million for Trails, and \$5 million for Open Space Acquisition.

Ms. Tuck introduced Mr. Tracy Novak, Interim Parks & Recreation Director, to Board members.

On behalf of the Board, Chairman Wakeem welcomed Mr. Novak and added that the Board looked forward to working with him in the future.

Ms. Tuck distributed priority lists for both Trails and Trailheads, gave a PowerPoint presentation on the Trails and Trailheads Plan with respect to the Quality of Life Bond, and responded to comments and questions from the Board and members of the public.

Dr. Bonart then gave a PowerPoint presentation proposing a public/private partnership opportunity for development of a trailhead located in the Northeast; the proposed trailhead was referred to as the Round House Trailhead. He then asked if the Board might consider recommending that this opportunity be added to the list of Trailhead priorities for funding via the 2012 Quality of Life Bond. Following the presentation, Dr. Bonart responded to comments and/or questions from the Board and staff.

**1. ACTION:**

*Motion made by Mr. Tolbert, seconded by Ms. Balin TO ADD ROUND HOUSE TRAILHEAD TO QUALITY OF LIFE BOND TRAILHEAD PRIORITY LIST.*

Chairman Wakeem asked if there was any further discussion. Ms. Martich expressed concern that the motion was vague with regard to how the Round House Trailhead would be improved and suggested that the motion include a description of specific improvements required for the trailhead.

*Motion was withdrawn.*

**2. ACTION:**

*Motion made by Ms. Martich, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO ADD THE ROUND HOUSE TRAILHEAD TO THE 2012 QUALITY OF LIFE BOND TRAILHEAD PRIORITY LIST, AND THAT THE PROPOSED TRAILHEAD IMPROVEMENTS INCLUDE AN ADA COMPLIANT PARKING LOT AND GATE AT THE INTERSECTION OF MARTIN LUTHER KING JR. BLVD. AND THE ACCESS ROAD LEADING TO THE ROUND HOUSE.*

Chairman Wakeem asked if there was any further discussion:

**3. ACTION:**

*Motion made by Dr. Teschner, seconded by Mr. Graham AND UNANIMOUSLY CARRIED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE 2012 QUALITY OF LIFE BOND TRAILHEAD PRIORITY LIST, TO INCLUDE THE ROUND HOUSE TRAILHEAD.*

- 7. Discussion and Action:** Discussion and action on Open Space property acquisition opportunities as related to the 2012 Quality of Life Bond fund allocations. Contact: Marci Tuck, [tuckmj@elpasotexas.gov](mailto:tuckmj@elpasotexas.gov)

Ms. Tuck presented two properties for the Board's consideration to add to the 2012 Quality of Life Bond Open Space property acquisition priority list, as well as pictures of the Mesa Hills property already included on the priority list.

Following Ms. Tuck's presentation, the Board determined that neither of the two additional properties should be added to the Open Space acquisition priority list.

Chairman Wakeem commented on the Mesa Hills Open Space property opportunity and expressed his opinion that the property should not be considered for bond monies due to its lack of public access and the unlikelihood of its future development.

In response, Ms. Tuck indicated that at the May 2013 OSAB meeting, the Board moved to recommend four areas as top priorities for acquisition using open space acquisition funds allocated in the 2012 Quality of Life (QOL) Bond, one being the Mesa Hills property and specifically the portion(s) of the parcel(s) not eligible for acquisition using the stormwater fund.

**ACTION:**

*Motion made by Mr. Nester, seconded by Dr. Teschner AND UNANIMOUSLY CARRIED TO REMOVE THE MESA HILLS PROPERTY FROM THE 2012 QUALITY OF LIFE BOND OPEN SPACE ACQUISITION PRIORITY LIST PREVIOUSLY APPROVED BY THE BOARD.*

**8. Discussion and Action:** Items for Future Agendas.

Chairman Wakeem requested the following:

1. Election of Chairman and Vice-Chairman; and
2. An update on the expansion of the Northwest Municipal Service Center, located adjacent to Keystone Park.

Ms. Martich requested:

1. Update/Status Report on the 179 acres of EPWU-PSB Northeast property; and
2. Discussion and Action or Briefing on the changes to the Bowen lease affecting the EPWU-PSB Northeast property.

Staff:

1. Item 5. Postponement - *Discussion and action on an ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions); Chapter 20.06 (Zoning Districts and Map), Section 20.06.020 (Purpose of Districts); Chapter 20.10 (Supplemental User Regulations), Section 20.10.385 (Natural Open Space); and Appendix A (Table of Permissible Uses) of the El Paso City Code to revise the definition of Natural Open Space and to add definitions and revise uses permitted with the Natural Open Space Zoning District. The penalty is as provided for in Chapter 20.04 of the El Paso City Code. Contact: Elizabeth Gibson, [gibsonnek@elpasotexas.gov](mailto:gibsonnek@elpasotexas.gov); and*
2. Quarterly Subdivision Report for the MDA/HDA by Kimberly Forsyth.

**9. Adjournment**

**MOTION:**

*Motion made by Dr. Teschner and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 3:57 P.M.*